

OLIVER E. WATTS PE-LS

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Celebrating over 40 years in business

LEGAL DESCRIPTION

DATE: October 31, 2019

JOB NO.:19-5322

CLIENT: YOW

PURPOSE: ZONE CHANGE Airport Oz

That portion of the Southeast quarter of Section 25, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the Southwest corner of the Cygnet Business Park, Filing No. 1, according to the plat thereof recorded at Reception No. 205012682 of the records of said County; Thence S90°00'00" W along the North line of the Ace Subdivision No. 1, according to the Plat thereof recorded in Plat Book H-5, at Page 25, 187.07' to the Northwest corner thereof; Thence along the easterly line of Powers Boulevard as described at Reception No. 208103032 for the following six (6) courses; (1) Thence N28°12'09"E, 51.04'; (2) Thence on a curve to the right having a central angle of 38°36'59", a radius of 819.31', a length of 552.20', and whose chord bears N24°31'09"E, 541.81'; (3) Thence N43°49'38"E, 455.73'; (4) Thence on a curve to the left having a central angle of 44°40'30", a radius of 446.10', a length of 347.83'. and whose chord bears N21°29'24"E, 339.09'; (5) Thence N00°50'49"W, 196.51'; (5)Thence N32°09'52"E, 111.81'; Thence N90°00'00"E along the South line of Fountain Boulevard, 728.48'; Thence on a curve to the right having a central angle of 72°00'24", a radius of 300.00', a length of 377.03', and whose chord bears S36°25'25"E, 352.70'; Thence S00°25'13"E, along the West line of Aviation Way, 666.19'; Thence S90°00'00"W along the north line of Cygnet Business Park Filing No. 2, according to the plat thereof recorded at Reception No. 206712400, which bearing is the computed bearing of said line and the basis of all bearings in this description, 796.77' to the Northwest corner thereof; Thence S00°00'00"E along the East line of Cygnet Heights, 48.36'; Thence S90°00'00"W along the North line of said Cygnet Business Park Filing No. 1 and said line extended, 674.23'; Thence continuing along the boundary of said Cygnet Business Park, Filing No. 1 for the following two (2) Courses; (1) Thence S45°00'00"W, 42.43'; (2) Thence S00°00'00"E, 445.00' to the Point of Beginning, and containing 25.808 Acres.

Oliver E. Watts Colo. PE-LS no. 9853 Date
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

Exhibit A
City File No.: CPC ZC 19-00106